

158157

Order No. 421320 TO

Escrow No. 180749-MC

WHEN RECORDED, MAIL TO:

GRANTEE
5255 South Valley View Blvd.
Las Vegas, Nv. 89118-1710

APN#8-320-02

Space above this line for recorder's use

R.P.T.T. \$

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
METROPOLITAN LIFE INSURANCE COMPANY, a ^{New York} corporation

do(es) hereby GRANT, BARGAIN and SELL to

AUGUSTINE P. RAPONE, surviving Trustee of "THE RAPONE FAMILY TRUST" established
August 22, 1989 and amended December 30, 1992,

^{Nye, and White Pine}

the real property situate in the County of Eureka, Lander/ , State of
Nevada, described as follows:

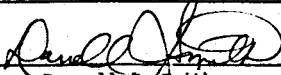
SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL
DESCRIPTION, AND BY REFERENCE, MADE A PART HEREOF.

FOR THE PURPOSE OF FACILITATING THE RECORDING HEREOF, THIS DEED HAS BEEN EXECUTED IN
QUADRUPLICATE, EACH OF WHICH SHALL BE AND SHALL BE TAKEN TO BE AN ORIGINAL, AND ALL
OF WHICH TOGETHER OR ANY ONE THEREOF SHALL BE DEEMED TO CONSTITUTE BUT ONE AND THE SAME
INSTRUMENT.

TOGETHER with all tenements, hereditaments and appurtenances, including
easements and water rights, if any, thereto belonging or appertaining,
and any reversions, remainders, rents, issues or profits thereof.

Dated June 13, 1995

METROPOLITAN LIFE INSURANCE COMPANY,
^{NEW YORK}
a corporation

By: 
Darrell J. Smith
Assistant Vice-President

STATE OF NEVADA)
) ss.
County of _____)

On _____ personally
appeared before me, a Notary Public,

who acknowledged that he executed
the above instrument.

Notary Public

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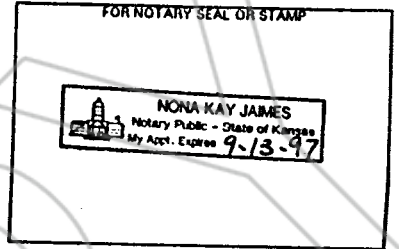
STATE OF KANSAS

County of Johnson } S.S.:

Be it remembered, that on this 13th day of June, 1995, before me,
the undersigned, a Notary Public in and for the County and State aforesaid,
personally appeared Darrell J. Smith
of Metropolitan Life Insurance Company, a New York Corporation, who is
personally known to me to be the Assistant Vice-President of
said corporation, and the same person who executed the foregoing instrument,
and he duly acknowledged the execution of the same for and on behalf of
and as the act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my
official seal the day and year last above written.

Nona Kay James
Notary Public



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DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 8: E $\frac{1}{2}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 9: NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$
Section 10: N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 11: S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$
Section 12: N $\frac{1}{2}$

TOWNSHIP 16 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 6: S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 7: Lots 1 & 2 of the NW $\frac{1}{4}$

TOWNSHIP 17 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 24: Homestead Entry No. 174, comprising Tracts A and B, embracing a portion of, approximately Section 24 in Township 17 North, Range 49 East of the Mount Diablo Meridian, Nevada, more particularly bounded and described as follows:

Beginning for the description of Tract A at corner No. 1, identical with the Southwest corner to Section 19 in Township 17 North, Range 50 East of the Mount Diablo Meridian; thence North 87° West 43.66 chains to Corner No. 2; thence North 2° 40' West 3.44 chains to Corner No. 3; thence North 73° 35' East 22.53 chains to Corner No. 4; thence South 63° 30' East 10.92 chains to Corner No. 5; thence South 84° 24' East 12.41 chains to Corner No. 6; thence South 0° 4' East 5.98 chains to Corner No. 1, the place of beginning.

Beginning for the description of Tract B at Corner No. 7, from which Corner No. 2 of said Tract A bears South 87° East 50 links distant; thence North 87° West 27.75 chains to Corner No. 8; thence North 39° 12' East 12.76 chains to Corner No. 9; thence North 39° 29' West 16.96 chains to Corner No. 10; thence North 47° East 4.48 chains to Corner No. 11; thence South 33° 44' East 4.99 chains to Corner No. 12; thence South 48° 30' East 30.75 chains to Corner No. 13; thence North 73° 35' East 1.24 chains to Corner No. 14; thence South 2° 40' East 3.28 chains to Corner No. 7, the place of beginning, containing in the aggregate 61.83 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor-General.

EXHIBIT "A"

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TOWNSHIP 17 NORTH, RANGE 50 EAST, M.D.B.&M.

Sections 7 & 8: Described more particularly as follows:

Beginning at Corner No. 1 from which the quarter corner to Sections 8 and 9 in Township 17 North of Range 50 East of the Mount Diablo Meridian, bears North 82° 35' East 57.53 chains distant; thence South 73° 52' West 17.72 chains to Corner No. 2; thence North 76° 18' West 27.40 chains to Corner No. 3; thence South 66° 29' West 3.30 chains to Corner No. 4; thence North 76° 43' West 30.88 chains to Corner No. 5; thence North 56° 9' East 5.40 chains to Corner No. 6; thence South 79° 52' East 55.00 chains to Corner No. 7; thence North 76° 59' East 15.21 chains to Corner No. 8; thence South 37° 41' East 5.41 chains to Corner No. 1, the place of beginning; containing 35.65 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor-General.

Section 19: Lot 4; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 29: N $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$
Section 30: NE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$
Section 31: W $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: N $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 18 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 28: SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 30: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 18 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 18: W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$
Section 19: NW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$; W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 30: N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$

TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 18: SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$; Lot 2
Section 19: NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$
Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 1

EXCEPTING from all those parcels shown in Township 18 North, Range 54 East, M.D.B.&M., except the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Lot 1, NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, all the coal and other minerals as reserved in Patent executed by the UNITED STATES OF AMERICA, recorded August 17, 1932 in Book 21 of Deeds at Page 89, Eureka County, Nevada, records.

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 16: W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 17: SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

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TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 14: E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;
SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;
SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

AND a parcel of land in the S $\frac{1}{2}$ of Section 27 and the N $\frac{1}{2}$ Section 34, described as:

Beginning at Corner No. 1, from which U.S. Location Monument No. 253 bears South 26° 42' East 1.56 chains distant, thence North 26° 42' West 69.97 chains to Corner No. 2; thence North 9° 13' West 17.37 chains to Corner No. 3; thence North 87° 44' East 7.72 chains to Corner No. 4; thence South 22° 51' East 86.81 chains to Corner No. 5; thence West 7.36 chains to Corner No. 1, the place of beginning, containing 78.92 acres, and being the same parcel conveyed by the UNITED STATES OF AMERICA to GEORGE WILLIAMS by Land Patent dated May 19, 1916, and recorded in Book 18 of Deeds at Page 195, Eureka County, Nevada, records.

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 5: NW $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 6: NE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8: NW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 5: W $\frac{1}{2}$ E $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$; W $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 6: SE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM all coal and other valuable minerals as reserved in Patent executed by UNITED STATES OF AMERICA, recorded July 6, 1950, in Book 24 of Deeds at Page 79, Eureka County, Nevada records.

Section 18: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 19: E $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$

EXCEPTING from all of the subject property in Section 18 and the N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, all the oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA, recorded October 5, 1966, in Book 12 of Official Records at Page 209, Eureka County, Nevada.

Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING from the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19 and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20 all minerals as reserved in Patent executed by UNITED STATES OF AMERICA, recorded January 2, 1969, in Book 26 of Official Records at Page 534, Eureka County, Nevada.

Section 29: SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 30: E $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

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EXCEPTING from all of the subject property in Sections 29 and 30 all of the oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA, recorded February 21, 1969, in Book 28 of Official Records at Page 12, Eureka County, Nevada.

EXCEPTING FROM the above described parcels, all mineral rights and interest, including geothermal, oil, gas and other hydrocarbons, as conveyed to Daniel H. Russell by deed recorded April 1, 1988 in Book 175, Page 117, Official Records, Eureka County, Nevada.

All that certain lot, piece or parcel of land situate in the County of LANDER, State of Nevada more particularly described as follows:

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 18: NW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM, an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONLAN LAND & LIVESTOCK, INC., recorded November 7, 1962, in Book 26 of Deeds at Page 300, Eureka County, Nevada, and recorded November 13, 1962, in Book 69 of Deed at Page 250, Lander County, Nevada.

EXCEPTING FROM the above described parcels, all mineral rights and interest, including geothermal, oil, gas and other hydrocarbons, as conveyed to Daniel H. Russell by deed recorded April 1, 1988 in Book 309, Page 18, Official Records, Lander County, Nevada.

All that certain lot, piece or parcel of land situate in the County of NYE, State of Nevada more particularly described as follows:

TOWNSHIP 14 NORTH, RANGE 48 EAST, MDB&M.

Section 23: W $\frac{1}{2}$ SE $\frac{1}{4}$

TOWNSHIP 14 NORTH, RANGE 51 EAST, MDB&M.

Section 10: N $\frac{1}{2}$ NE $\frac{1}{4}$
Section 11: N $\frac{1}{2}$ NW $\frac{1}{4}$
Section 24: W $\frac{1}{2}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 15 NORTH, RANGE 53 EAST, MDB&M.

Section 23: SW $\frac{1}{2}$ NE $\frac{1}{4}$
Section 28: NE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING from the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 23, Township 14 North, Range 48 East, MDB&M., and the SW $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 23 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 15 North, Range 53 East, MDB&M., an undivided 1/6 of all minerals, oil, gas, and hydrocarbon substances, as granted to JOHN I. BROWN by deed recorded February 20, 1954 in Book 56 of Deed Records at Page 70, Nye County, Nevada.

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ALSO EXCEPTING from the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 23, Township 14 North, Range 48 East, MDB&M., and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 15 North, Range 53 East, MDB&M., an undivided 23-1/3 interest in and to all oil, gas, hydrocarbon substances within said land, as granted to SAM RUDNICK by deed recorded March 11, 1957 in Book 18 of Official Records at Page 190, Nye County, Nevada.

ALSO EXCEPTING from the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 23, Township 14 North, Range 48 East, MDB&M., and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 15 North, Range 53 East, MDB&M., an undivided 40% interest in and to all mineral rights, including but not limited to "crude oil", petroleum, gas, breca, asphaltum, or any kindred substance within and underlying said land as reserved in deed executed by EUREKA LIVESTOCK COMPANY, recorded June 2, 1958 in Book 25 of Official Records at Page 482, Nye County, Nevada.

EXCEPTING FROM the above described parcels, all mineral rights and interest, including geothermal, oil, gas and other hydrocarbons, as conveyed to Daniel H. Russell, by deed recorded April 1, 1988 in Book 624, Page 337, Official Records, Nye County, Nevada.

All that certain lot, piece or parcel of land situate in the County of White Pine, State of Nevada, described as follows:

TOWNSHIP 17 NORTH, RANGE 54 EAST, MDB&M

Section 1: NW $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING FROM the above described parcels, all mineral rights and interest, including geothermal, oil, gas and other hydrocarbons, as conveyed to Daniel H. Russell by deed recorded April 1, 1988 in Book 125, Page 420, Official Records, White Pine County, Nevada.

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
95 JUN 21 AM 11:34
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 13.00

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158157

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DECLARATION OF VALUE

EUREKA COUNTY
MASTER APN#8-320-02

Instrument # 158157

Full Value of Property Interest Conveyed

\$ 1,149,600.00

Less Assumed Liens & Encumbrances

- _____

Taxable Value (NRS 375.010)

\$ _____

Real Property Transfer Tax Due

\$ 1495.00

If exempt, state reason. NRS 375.090, Section _____ Explain:

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City

State

Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Mary A. Clark
Signature of Declarant

MARY A. CLARK

Name (Please Print)

180749-MC Metropolitan-Rapone

Escrow Number

FIRST AMERICAN TITLE COMPANY

Firm Name

241 RIDGE ST., RENO, NV. 89501

Address

City

State

Zip